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Ravalli County Planning Board

RE: Comments on Draft B, Zoning Regulations

“ANY RESTRICTIONS THAT RAVALLI COUNTY MAY BE ASKED TO CONSIDER WILL BE EVALUATED SO AS TO BE THE MINIMUM NECESSARY TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, WHILE CONCURRENTLY PROTECTING PRIVATE PROPERTY RIGHTS.”

The above paragraph can be found on page 2 of the Ravalli County Growth Policy, and on page i, of draft B of the Ravalli County Zoning Regulations paragraph 1, states ... “They are in consistent (*as written*) with the Growth Policy and are based upon constitutional authority.” Please explain how a 60 page document restricting the private property rights I currently have and the requirement to ask permission and receive a zoning compliance permit can be considered “the minimum” necessary.

The proposed Zoning Regulations are in my opinion Illegally Zoning for Density and again conflict with the statement that they are based upon constitutional authority and are TAKING away my Private Property Rights and Constitutional Rights.

It is ridiculous to not only force Zoning Regulations upon the Citizens of Ravalli County, but then you tell us how to review the Draft B regulations...”we suggest that you focus on the five key questions outlined below”.... What a creative way to suggest to the Citizens that they don’t think or review the document as a whole for what it really is, an invasion of Private Property Rights.

I will comply with the “suggested focus” and respond to your questions:

1. The permitted Uses, have NOT been broadened, **I request that ALL rights I currently have on my property remain in place.** Private Property Rights should not be restricted.
2. The permitted Uses, do NOT allow for the kinds of agricultural activities that are currently in existence. **I request that ALL rights I currently have on my property remain in place.**
3. NO... we do not need nor want the County’s permission to continue with existing activities. **I request that ALL rights I currently have on my property remain in place.**

4. NO, the adding of Dimensional Standards is a TAKING of Private Property Rights and do NOT create enough opportunity and flexibility for agricultural landowners to create new lots that will fit in with the rural open character of Ravalli County. **I request that ALL rights I currently have on my property remain in place.**
5. Making a Permitted Use Table and Dimensional Standard Table easier to understand does not obscure the fact that the Proposed Zoning Regulations are TAKING Private Property Rights that I currently have. **I request that ALL rights I currently have on my property remain in place.**

The Proposed Zoning Regulations simply do NOT fit Ravalli County. The majority of the Citizens of Ravalli County are NOT in favor of Zoning, yet 3 County Commissioners are forcing the train to keep moving down the track. How many times do we need to ask that the train be STOPPED, before it is stopped? Why do we need to continue to spend thousands of dollars of tax payer money forcing Zoning Documents upon the Citizens of Ravalli County, only to have us VOTE IT OUT, or sue the County to remove these Unconstitutional Regulations?

Sincerely;
Russ Giese